

## CHAPTER 1

### *Plan Overview .....*..... 3

<b>1.1</b>	<b>EXECUTIVE SUMMARY.....</b>	4
<b>1.2</b>	<b>PLANNING, APPROACH AND PROCESS.....</b>	6
1.2.1	Vision of Smart Growth for San Jose.....	7
1.2.2	Project Background.....	9
1.2.3	Council's Visions and Expected Outcomes .....	10
1.2.4	Task Force and Technical Advisory Committee .....	11
1.2.5	Scope of the Coyote Valley Specific Plan.....	11
1.2.6	Public Outreach.....	12
<b>1.3</b>	<b>LEGAL CONTEXT .....</b>	13
1.3.1	Authority to Prepare.....	14
1.3.2	Relationship to General Plan .....	15
1.3.3	Relationship to Existing Zoning .....	15
1.3.4	Environmental Impact Report.....	18
<b>1.4</b>	<b>ORGANIZATION OF THE DOCUMENT .....</b>	19

## CHAPTER 2

### *Context.....*..... 20

<b>2.1</b>	<b>REGION .....</b>	21
2.1.1	Bay Area Regional Context .....	22
2.1.2	Regional Transportation.....	22
2.1.3	Santa Clara County and South .....	22
2.1.4	City of San Jose .....	22

<b>2.2</b>	<b>SURROUNDINGS .....</b>	23
2.2.1	Surrounding Natural Environment.....	24
2.2.2	Surrounding Land Use .....	24
<b>2.3</b>	<b>HISTORY, CONSTRAINTS &amp; OPPORTUNITIES .....</b>	26
2.3.1	Urban Reserve and Greenbelt .....	27
2.3.2	Existing Land Use.....	27
2.3.3	Existing Entitlements .....	27
2.3.4	Existing Environmental Conditions .....	27
<b>2.4</b>	<b>MARKET.....</b>	25

## CHAPTER 3

### *Vision .....* 26

<b>3.1</b>	<b>A NEW MODEL FOR URBANIZATION.....</b>	26
3.1.1	Preserving Natural Resources while Accommodating California's Growth .....	26
3.1.2	Environmental Footprint.....	26
3.1.3	Unique Community Building Blocks.....	26
3.1.4	Integration of Live, Work and Play.....	26
3.1.5	Urbanism as a Preferred Choice.....	26
3.1.6	Pedestrian Focused Mobility.....	26
3.1.7	Civic Celebration .....	26
<b>3.2</b>	<b>ENVIRONMENTAL STEWARDSHIP.....</b>	26
3.2.1	Celebrating Coyote Valley .....	26
3.2.2	Community Sustainability .....	26
3.2.3	Rich Network of Parks, Gardens, Trails and Open Space.....	26

## Table of Contents

<b>3.3</b>	<b>GLOBAL LEADERSHIP .....</b>	<b>26</b>
3.3.1	Embracing Human Diversity .....	26
3.3.2	Community of Life Long Learning.....	26
3.3.3	Global Center for Driving Industries .....	26
<b>3.4</b>	<b>PEOPLE FOCUS .....</b>	<b>26</b>
3.4.1	Diversity of Housing Opportunities.....	26
3.4.2	Diversity of Employment Opportunities.....	26
3.4.3	Personal and Community Security.....	26
3.4.4	Civic Pride and Community Involvement .....	26
3.4.5	Supportive Network of Public Services .....	26
<b>3.5</b>	<b>AN URBAN CENTER COMPLIMENTARY TO DOWNTOWN SAN JOSE .....</b>	<b>26</b>

## CHAPTER 4

### *Major Plan Elements .....* **61**

<b>4.1</b>	<b>ENVIRONMENTAL SETTING.....</b>	<b>62</b>
4.1.1	Topography & Hydrology, Geology .....	63
4.1.2	Biology .....	63
4.1.3	Cultural Resources .....	63
4.1.4	Weather .....	63
4.1.5	Existing Infrastructure.....	63
4.1.6	Existing Land Use.....	63
<b>4.2</b>	<b>ENVIRONMENTAL FOOTPRINT .....</b>	<b>65</b>
4.2.1	Preservation of Selected Existing Land Uses .....	65
4.2.2	Historic Resources .....	65
4.2.3	Coyote Creek .....	65
4.2.4	Fisher Creek .....	65
4.2.5	Laguna Seca .....	65
4.2.6	Hillside Edge.....	65

## Table of Contents

---

4.2.7	Biological Resources .....	66
4.2.8	East-West Wildlife Connections .....	66
4.2.9	Aquifer Stewardship .....	67
<b>4.3</b>	<b>INFRASTRUCTURE FRAMEWORK .....</b>	<b>67</b>
4.3.1	Blue Infrastructure Framework .....	67
4.3.1.1	Lake.....	67
4.3.1.2	Urban Canal .....	67
4.3.1.3	Fisher Creek .....	67
4.3.1.4	Coyote Creek .....	67
4.3.1.5	Laguna Seca .....	67
4.3.1.6	Urban Water Quality Facilities.....	67
4.3.1.7	Aquifer Recharge Facilities.....	67
4.3.2	Green Infrastructure Framework.....	67
4.3.2.1	Urban Service Boundary.....	67
4.3.2.2	Lake Park and Hillock.....	67
4.3.2.3	Central Commons .....	67
4.3.2.4	Hillside and Creekside Access .....	67
4.3.3	Mobility Infrastructure Framework .....	67
4.3.3.1	Transit .....	67
4.3.3.2	Neighborhood Street Network .....	67
4.3.3.3	Parkway and Boulevard .....	67
4.3.3.4	Regional Connections .....	67
<b>4.4</b>	<b>URBAN FRAMEWORK.....</b>	<b>68</b>
4.4.1	Community Building Blocks .....	68
4.4.2	Connective Network .....	68
4.4.3	Transit Stop Activity Nodes .....	68
4.4.4	Urban Scale, Density, Proximity .....	68
4.4.5	Civic Celebration .....	68
4.4.6	Urban Ecology .....	68
4.4.7	Integrate Live, Work and Play .....	68
	“Serial” Experience.....	68

## CHAPTER 5

### *Urban Design - Key Districts .....* 70

<b>5.1</b>	<b>BAILEY GATEWAY .....</b>	70
5.1.1	Critical Urban Design Objectives .....	70
<b>5.2</b>	<b>LAKE DISTRICT .....</b>	71
5.2.1	Critical Urban Design Objectives .....	71
<b>5.3</b>	<b>SANTA TERESA BOULEVARD .....</b>	72
5.3.1	Critical Urban Design Objectives .....	72
<b>5.4</b>	<b>PALM CANYON .....</b>	73
5.4.1	Critical Urban Design Objectives .....	73
<b>5.5</b>	<b>WEST BAILEY / FOOTHILL DISTRICT .....</b>	74
5.5.1	Critical Urban Design Objectives .....	74
<b>5.6</b>	<b>GREENBELT .....</b>	75
5.6.1	Regional Objectives .....	75

## CHAPTER 6

### *Land Use .....* 76

<b>6.1</b>	<b>INTEGRATING LAND USE .....</b>	77
<b>6.2</b>	<b>DENSITY DISTRIBUTION .....</b>	77
<b>6.3</b>	<b>WORKPLACE DISTRIBUTION .....</b>	77
<b>6.4</b>	<b>SCALE, INFRASTRUCTURE, IMPACTS AND ECONOMICS .....</b>	79
<b>6.5</b>	<b>COMPOSITE LAND USE PLAN .....</b>	80

## CHAPTER 7

### *Mobility.....* 97

<b>7.1</b>	<b>EXISTING CIRCULATION PATTERN .....</b>	97
<b>7.2</b>	<b>NON-VEHICULAR CIRCULATION NETWORK.....</b>	98
7.2.1	Pedestrian Only .....	98
7.2.2	Bicycle Only .....	99
7.2.2	Sidewalks .....	99
7.2.4	Multiuse .....	99
7.2.4.1	Monterey Road Crossings .....	103
7.2.4.2	Central Commons .....	101
7.2.4.3	Parkway.....	107
7.2.4.4	Fisher Creek .....	103
7.2.4.5	Coyote Creek .....	102
7.2.4.6	Cross-Valley Connection - Greenbelt .....	106
7.2.4.7	Western Hills.....	105
7.2.4.8	Hwy 101 Crossings .....	108
7.2.5	Equestrian .....	99
<b>7.3</b>	<b>PUBLIC TRANSPORTATION.....</b>	134
7.3.1	Regional Connections .....	134
7.3.1.1	Airports .....	134
7.3.1.2	Rail .....	139
7.3.1.3	VTA Bus System .....	145
7.3.1.4	Private Regional Transit.....	145
7.3.2	In-Valley Transit.....	135
7.3.2.1	Fixed Guideway Bus Rapid Transit .....	135
7.3.3.2	Bus .....	141
7.3.3.3	Private Transit .....	142
<b>7.4</b>	<b>VEHICULAR STREET NETWORK .....</b>	148
7.4.1	High Volume Grid.....	148

## Table of Contents

7.4.2	Coyote Valley Parkway.....	148
7.4.3	Other Regional Connectors.....	149
7.4.4	Internal Network .....	149
7.4.4.1	Lake District.....	160
7.4.4.2	Santa Teresa Boulevard.....	160
7.4.4.3	One-Way Couplet .....	160
7.4.4.4	Streets with Transit .....	161
7.4.4.5	Workplace .....	162
7.4.4.6	Mixed-Use and Neighborhood Centers .....	162
7.4.4.7	Residential.....	162
7.4.4.8	Rural Streets.....	162
<b>7.5</b>	<b>PARKING .....</b>	<b>165</b>
7.5.1	Urban Parking Strategies .....	166
7.5.2	Parking Finance Strategies.....	167
7.5.3	Workplace Parking .....	167
7.5.4	Mixed-Use Parking .....	170
7.5.5	Residential Parking .....	173

## CHAPTER 8

### *Community Land Uses, Facilities, and Services .....* 190

<b>8.1</b>	<b>OPEN SPACE AND RECREATION .....</b>	<b>194</b>
8.1.1	Natural Areas .....	195
8.1.1.1	Coyote Creek Parkway .....	196
8.1.1.2	Fisher Creek.....	196
8.1.1.3	Hills.....	196
8.1.1.4	Aquifer Recharge .....	196
8.1.1.5	Cross Valley Wildlife Connection - Greenbelt.....	197
8.1.1.6	Trails and Open Space Access .....	197
8.1.2	Coyote Valley Parks and Recreation.....	197

## Table of Contents

---

8.1.2.1	Lake.....	197
8.1.2.2	Spreckels Hill.....	197
8.1.2.3	International Garden/Park.....	197
8.1.2.4	Central Commons .....	197
8.1.2.5	Urban Canal Park.....	198
8.1.3	Sports Facilities.....	200
8.1.3.1	Large Sports Fields .....	201
8.1.3.2	Small Field and Court Sports .....	201
8.1.3.3	Swimming and Indoor Sports .....	202
8.1.4	Neighborhood Parks and Recreation .....	204
8.1.4.1	Shared Schools/Public Parks.....	205
8.1.4.2	Neighborhood Parks and Playgrounds.....	205
8.1.4.3	Pocket Parks.....	205
8.1.4.4	Community Gardens .....	206
8.1.5	Urban Oasis.....	207
8.1.6	Community Landscaping .....	208
<b>8.2</b>	<b>EDUCATION .....</b>	<b>191</b>
8.2.1	Preschool and Daycare.....	192
8.2.1.1	Public 192	
8.2.1.2	Private .....	192
8.2.2	K-12 Public Education.....	192
8.2.2.1	K-6 .....	192
8.2.2.2	7-8 .....	192
8.2.2.3	9-12 .....	192
8.2.3	K-12 Private Education.....	192
8.2.3.1	Private / Charter Schools .....	192
8.2.3.2	Supplementary Education .....	192
8.2.4	Higher and Continuing Education .....	192
8.2.4.1	California Community College.....	192
8.2.4.2	Private College or University.....	192

## Table of Contents

8.2.4.3	University of California, Outreach .....	192
8.2.4.4	California State University, Outreach .....	192
<b>8.3</b>	<b>COMMUNITY FACILITIES INTRODUCTION .....</b>	<b>192</b>
8.3.1	Fire Protection.....	192
8.3.2	Police.....	193
8.3.3	Libraries .....	193
8.3.4	Community Centers .....	193
8.3.5	Health .....	193
8.3.6	City Services Sub - Center.....	193

## CHAPTER 9

### *Infrastructure .....* **175**

<b>9.1</b>	<b>WATER .....</b>	<b>177</b>
9.1.1	Water Needs and Sources.....	178
9.1.1.1	Recycled Water .....	178
9.1.1.2	Potable Water .....	179
9.1.2	Waste Water.....	180
9.1.3	Drainage .....	181
9.1.3.1	Water Quality .....	182
9.1.3.2	Storm Water Detention.....	182
<b>9.2</b>	<b>ROADS.....</b>	<b>183</b>
<b>9.3</b>	<b>ENERGY .....</b>	<b>183</b>
<b>9.4</b>	<b>TELECOMMUNICATION .....</b>	<b>183</b>
<b>9.5</b>	<b>WASTE MANAGEMENT .....</b>	<b>184</b>
<b>9.6</b>	<b>INFRASTRUCTURE MAINTENANCE.....</b>	<b>185</b>

## CHAPTER 10

### *Planning Areas.....186*

<b>10.1</b>	<b>PREAMBLE REGARDING UNIQUENESS OF NEIGHBORHOODS .....</b>	<b>186</b>
<b>10 - A</b>	<b>PLANNING AREA A.....</b>	<b>80</b>
10-A.1	Key Urban Design Concepts.....	81
10-A.2	Fixed Infrastructure and Public Land Use .....	81
10-A.3	Land Use Criteria.....	82
10-A.4	Form Based Criteria.....	82
<b>10 - B</b>	<b>PLANNING AREA B.....</b>	<b>83</b>
10-B.1	Key Urban Design Concepts.....	83
10-B.2	Fixed Infrastructure and Public Land Use .....	83
10-B.3	Land Use Criteria.....	83
10-B.4	Form Based Criteria.....	83
<b>10 - C</b>	<b>PLANNING AREA C .....</b>	<b>83</b>
10-C.1	Key Urban Design Concepts.....	83
10-C.2	Fixed Infrastructure and Public Land Use .....	83
10-C.3	Land Use Criteria.....	83
10-C.4	Form Based Criteria.....	83
<b>10 - D</b>	<b>PLANNING AREA D .....</b>	<b>83</b>
10-D.1	Key Urban Design Concepts.....	83
10-D.2	Fixed Infrastructure and Public Land Use .....	83
10-D.3	Land Use Criteria.....	83
10-D.4	Form Based Criteria.....	83
<b>10 - E</b>	<b>PLANNING AREA E.....</b>	<b>83</b>
10-E.1	Key Urban Design Concepts.....	83
10-E.2	Fixed Infrastructure and Public Land Use .....	83
10-E.3	Land Use Criteria.....	83
10-E.4	Form Based Criteria.....	83

## Table of Contents

<b>10 - F</b>	<b>PLANNING AREA F .....</b>	83
10-F.1	Key Urban Design Concepts .....	83
10-F.2	Fixed Infrastructure and Public Land Use .....	83
10-F.3	Land Use Criteria .....	83
10-F.4	Form Based Criteria .....	83
<b>10 - G</b>	<b>PLANNING AREA G .....</b>	83
10-G.1	Key Urban Design Concepts .....	83
10-G.2	Fixed Infrastructure and Public Land Use .....	83
10-G.3	Land Use Criteria .....	83
10-G.4	Form Based Criteria .....	83
<b>10 - H</b>	<b>PLANNING AREA H .....</b>	83
10-H.1	Key Urban Design Concepts .....	83
10-H.2	Fixed Infrastructure and Public Land Use .....	83
10-H.3	Land Use Criteria .....	83
10-H.4	Form Based Criteria .....	83
<b>10 - I</b>	<b>PLANNING AREA I .....</b>	83
10-I.1	Key Urban Design Concepts .....	83
10-I.2	Fixed Infrastructure and Public Land Use .....	83
10-I.3	Land Use Criteria .....	83
10-I.4	Form Based Criteria .....	83
<b>10 - J</b>	<b>PLANNING AREA J .....</b>	83
10-J.1	Key Urban Design Concepts .....	83
10-J.2	Fixed Infrastructure and Public Land Use .....	83
10-J.3	Land Use Criteria .....	83
10-J.4	Form Based Criteria .....	83
<b>10 - K</b>	<b>PLANNING AREA K .....</b>	83
10-K.1	Key Urban Design Concepts .....	83

10-K.2	Fixed Infrastructure and Public Land Use .....	83
10-K.3	Land Use Criteria.....	83
10-K.4	Form Based Criteria.....	83
<b>10 - L</b>	<b>PLANNING AREA L .....</b>	<b>83</b>
10-L.1	Key Urban Design Concepts.....	83
10-L.2	Fixed Infrastructure and Public Land Use .....	83
10-L.3	Land Use Criteria.....	83
10-L.4	Form Based Criteria.....	83
<b>10 - M</b>	<b>PLANNING AREA M - GREENBELT .....</b>	<b>83</b>
10-M.1	Key Urban Design Concepts.....	83
10-M.2	Fixed Infrastructure and Public Land Use .....	83
10-M.3	Land Use Criteria.....	83
10-M.4	Form Based Criteria.....	83

## CHAPTER 11

### *Greenbelt Strategy.....* 213

<b>11.1</b>	<b>GOALS.....</b>	<b>214</b>
<b>11.2</b>	<b>JURISDICTION AND LAND USE HISTORY.....</b>	<b>215</b>
<b>11.3</b>	<b>CVSP PLANNING SCOPE.....</b>	<b>215</b>
<b>11.4</b>	<b>VISION .....</b>	<b>215</b>
<b>11.2</b>	<b>STRATEGIES .....</b>	<b>215</b>

## **CHAPTER 12**

### *Implementation .....* 217

<b>12.1</b>	<b>ENVIRONMENTAL REVIEW .....</b>	218
<b>12.2</b>	<b>PROJECT PHASING.....</b>	219
<b>12.3</b>	<b>FUNDING MECHANISMS .....</b>	219
<b>12.4</b>	<b>ADMINISTRATION OF THE SPECIFIC PLAN .....</b>	221
12.4.1	Zoning .....	221
12.4.2	Land Use .....	221
<b>12.5</b>	<b>MAINTENANCE AND OPERATIONS .....</b>	223
<b>12.6</b>	<b>AMENDING THE SPECIFIC PLAN .....</b>	224
<b>12.7</b>	<b>INTERIM USES .....</b>	224